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**IN THE UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF CALIFORNIA**

BROADSTONE LAND, LLC, a California
limited liability company,

Plaintiff,

vs.

CHARMING CHARLIE MARKET, INC., a
Delaware corporation,

Defendant.

Case No. 2:22-cv-01091-JAM-AC

CONSENT JUDGMENT

Upon the offer of judgment made by of Charming Charlie Markets, Inc. (“Charming Charlie Markets”), the Court finds that:

1. Broadstone Land, LLC (“Plaintiff”) filed its First Amended Complaint on August 15, 2022.

2. On December 13, 2022, the Court dismissed all claims and causes of action in the First Amended Complaint except for Broadstone Land, LLC’s breach of lease/contract claim against Charming Charlie Markets.

3. Charming Charlie Markets consents to the entry of Judgment in favor of Plaintiff and against Charming Charlie Markets on the breach of lease/contract claim in the of THREE HUNDRED AND EIGHTY-SEVEN THOUSAND NINE HUNDRED SIXTY-EIGHT DOLLARS AND ZERO CENTS (\$387,968.00), as confirmed by its signature below.

THEREFORE, IT IS HEREBY ORDERED that judgment is rendered in favor of Plaintiff, Broadstone Land, LLC and against Defendant, Charming Charlie Markets, Inc., on the breach of lease/contract claim only in the sum of THREE HUNDRED AND EIGHTY-SEVEN THOUSAND NINE HUNDRED SIXTY-EIGHT DOLLARS AND ZERO CENTS (\$387,968.00), inclusive of all damages, costs, interest, and fees.

1 **IT IS FURTHER ORDERED** that this is a final judgment disposing of all issues and all
2 parties. All relief not granted herein is denied in its entirety.

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4 **IT IS SO ORDERED.**

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6 Dated: July 06, 2023

/s/ John A. Mendez

THE HONORABLE JOHN A. MENDEZ
SENIOR UNITED STATES DISTRICT JUDGE

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9 We hereby consent to the form and entry of this Consent Judgment:

10
11 CHARMING CHARLIE MARKETS, INC.

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14 By: /s/ Steven Lovell

15 Name: Steven Lovell

16 Title: President

17 Date: June 23 , 2023

18 AND

19 BROADSTONE LAND, LLC

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21 By: /s/ Stephen Hemington

22 Name: Stephen Hemington

23 Title: Executive Vice President

24 Date: June 23, 2023
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